



## 20 Woodturners Close, Sutton-in-craven, BD20 8DG

**Offers In Excess Of £495,000**

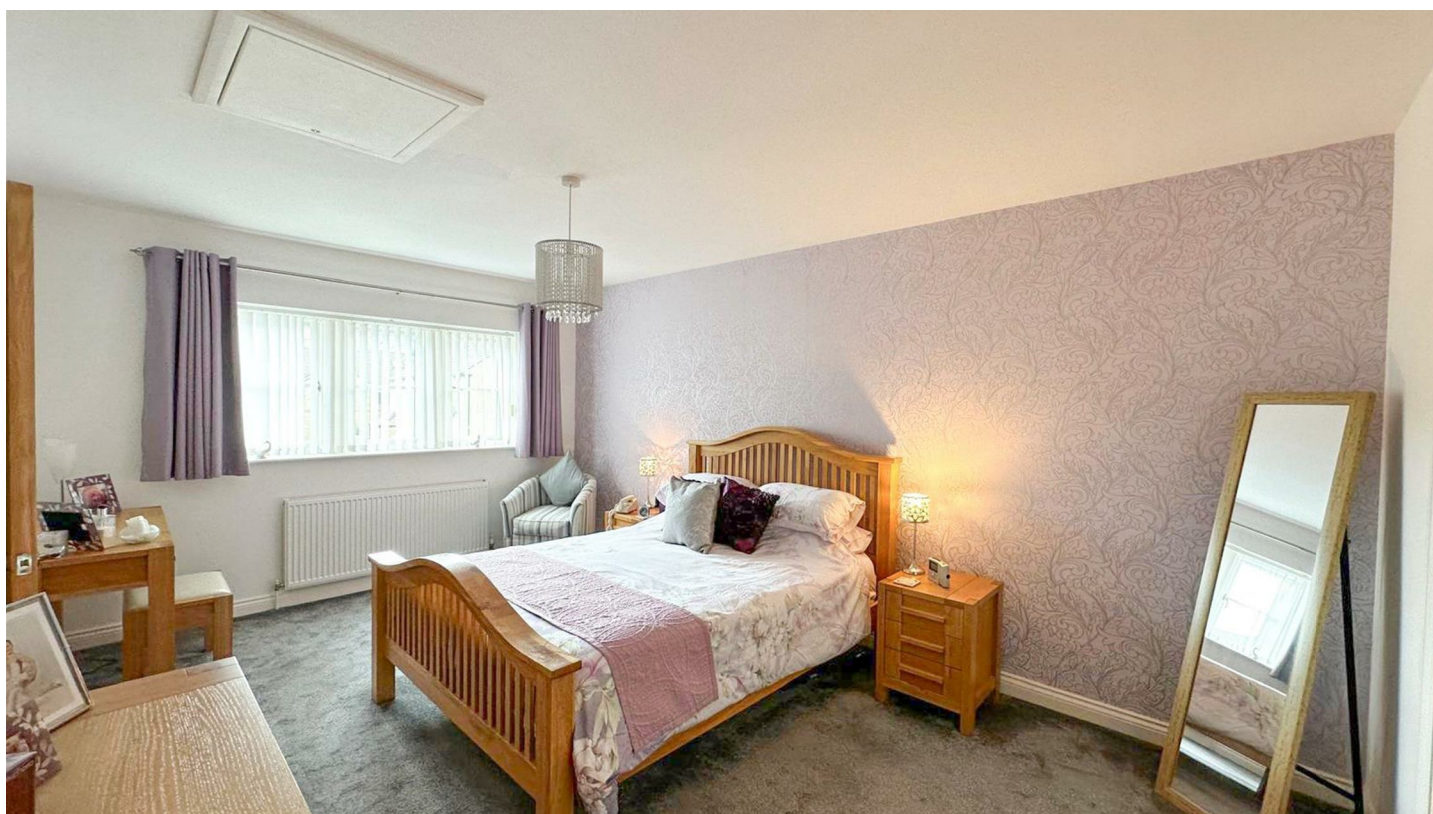
- FIVE DOUBLE BED DETACHED PROPERTY
- INTEGRAL GARAGE
- ARRANGED OVER THREE FLOORS
- GROUND LEVEL UNDERFLOOR HEATING
- STUNNING VIEWS
- DELIGHTFUL ESTABLISHED GARDENS
- PRIVATE DRIVEWAY
- BEAUTIFULLY PRESENTED
- TWO BEDROOMS FEATURING THEIR OWN EN-SUITE BATHROOMS
- HIGH QUALITY RESIDENTIAL DEVELOPMENT

# 20 Woodturners Close, Sutton-in-craven BD20 8DG

A truly amazing architect designed FIVE-BEDROOM DETACHED dwelling enjoying DELIGHTFUL GARDENS AND HILLTOP VIEWS. This STYLISH AND IMMACULATELY PRESENTED HOME of distinction has been thoughtfully designed and is PERFECT FOR FAMILY LIVING with light, versatile and SPACIOUS ACCOMMODATION arranged over three floors. Viewing is essential to appreciate all that's on offer.



Council Tax Band: F



## PROPERTY DETAILS

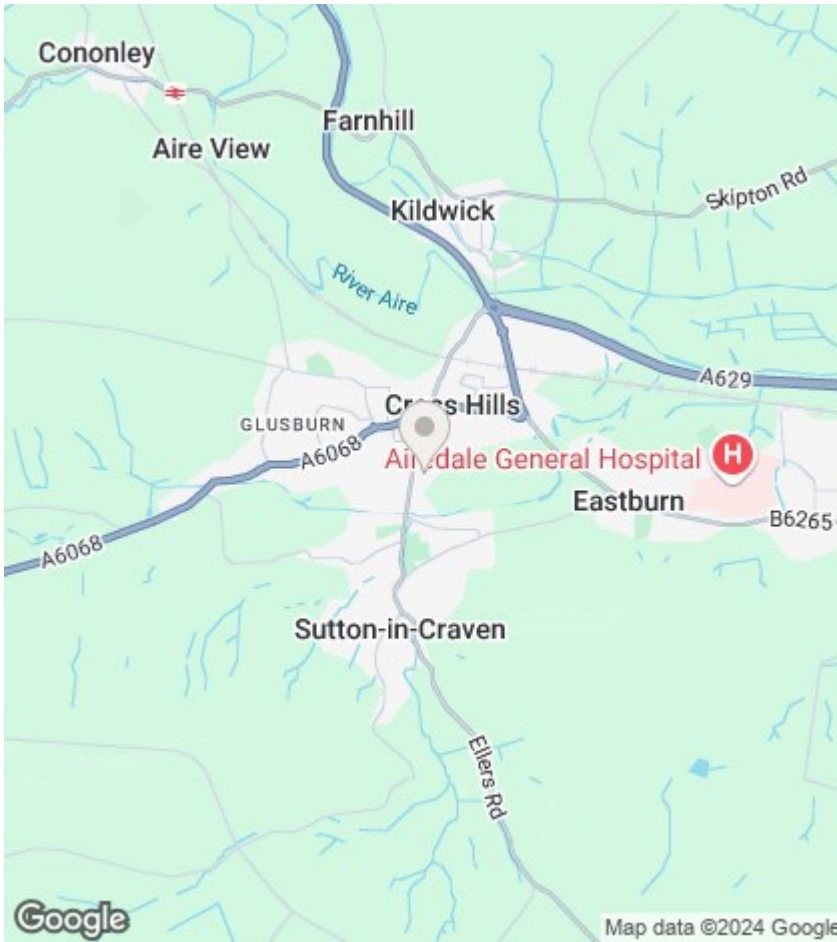
A truly amazing architect designed five-bedroom detached dwelling enjoying delightful gardens and hilltop views. This stylish and immaculately presented home of distinction has been thoughtfully designed and is perfect for family living with light, versatile and spacious accommodation arranged over three floors. Viewing is essential to appreciate all that's on offer.

The property briefly comprises of a feature entrance hall with open return staircase, contemporary cloakroom, stunning sitting room, open plan living/dining kitchen with access to the rear garden which enjoys hilltop views, useful utility room which leads into the garage and all the ground floor boasts underfloor heating. To the first-floor, a spacious landing with open staircase, master bedroom with luxury en-suite shower room, three further bedrooms, one providing plumbing to create a further en-suite if required and a luxury house bathroom. To the second floor is a substantial feature bedroom with a generous en-suite shower room. Additionally, the property benefits from solar hot water panels.

Outside there is onsite parking to the front with a mature garden area with access into the integral garage whilst the rear enjoys an enclosed mature sunny garden enjoying hilltop views, paved patio and lawn.

Located in this small high quality residential development a short stroll from excellent schooling, local park and shops, Cross Hills village is also only a short walk away offering a wide choice of amenities, bars and restaurants together with coffee shops. There is an excellent bus service and for those who need to commute to the larger business centres of North and West Yorkshire the local train links can be found close by in either Cononley or Steeton.

Viewing is essential to appreciate this stunning family home.



## Directions

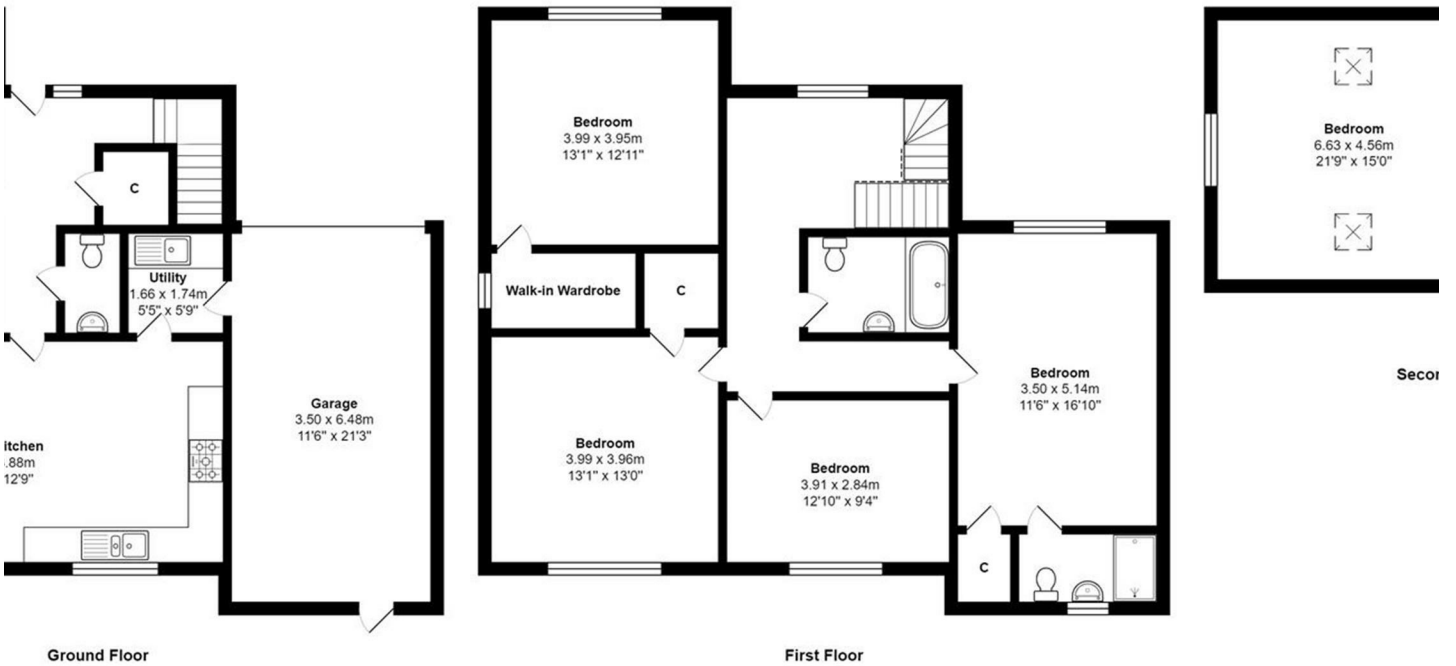
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 227.6 m<sup>2</sup> ... 2450 ft<sup>2</sup>

All measurements are approximate and for display purposes only